

449
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 410.3.B.5 for elimination of fencing and screening, from Section 410.3.B.7 for use of wheel stops in lieu of curb and gutter, from Sections 255.1 and 238.2 for distance between buildings of 30' in lieu of required 60'.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an Amendment to Site Plan approved March 3, 1978, Case No. 73-252-X to revise the trailer parking layout, eliminate curb and gutter, place two additional entrances, eliminate the canopy between the existing dwelling and truck terminal building, to add a two-story office building, to revise the time schedule for paving to be completed within one year of all necessary approvals, and to include the use of an additional 0.61 acre parcel to be posted and advertised as prescribed by Zoning Regulations.
I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.
Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
ROMADKA, CONTRUM, HENNEGAN & FOOS
Donald E. Brand, Esquire
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 686-8274
ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of August, 1986, at 11:00 o'clock A.M.
Zoning Commissioner of Baltimore County.

449
PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an Amendment to Site Plan approved March 3, 1978, Case No. 73-252-X to revise the trailer parking layout, eliminate curb and gutter, place two additional entrances, eliminate the canopy between the existing dwelling and truck terminal building, to add a two-story office building, to revise the time schedule for paving to be completed within one year of all necessary approvals, and to include the use of an additional 0.61 acre parcel to be posted and advertised as prescribed by Zoning Regulations.
I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
ROMADKA, CONTRUM, HENNEGAN & FOOS
Donald E. Brand, Esquire
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 686-8274
ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of August, 1986, at 11:00 o'clock A.M.
Zoning Commissioner of Baltimore County.

449
PETITION FOR SPECIAL EXCEPTION
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to add additional parcel of land to site plan approved in Case No. 73-252-X pursuant to Section 253.2.A.6
Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.
Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
ROMADKA, CONTRUM, HENNEGAN & FOOS
Donald E. Brand, Esquire
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 686-8274
ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of August, 1986, at 11:00 o'clock A.M.
Zoning Commissioner of Baltimore County.

RE: PETITIONS - SPECIAL EXCEPTION, SPECIAL HEARING & VARIANCES
NW/3 of Hengemile Avenue, 430' SW of Stemmers Run Rd. 15th Election District
A. J. Bierman
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-59-XSPHA

The Petitioner herein requests a special exception to add an additional parcel of land to the site plan approved in Case No. 73-252-X; variances to permit the elimination of fencing and screening, the use of wheel stops in lieu of curb and gutter, and a distance between buildings of 30 feet in lieu of the required 60 feet; and a special hearing to allow an amendment to the site plan approved March 3, 1978 in Case No. 73-252-X to revise the trailer parking layout, to eliminate the fencing and screening, to eliminate curb and gutter and replace with the use of wheel stops, to construct two additional entrances, to eliminate the canopy between the existing dwelling and truck terminal building, to add a two-story office building, to revise the time schedule to allow paving to be completed within one year of all necessary approvals, and to include the use of an additional 0.61 acre parcel.
Evidence proffered by the attorney for the Petitioner indicated that following the granting of a special exception for the truck facility in 1973, the Petitioner has been in several catch-22 situations; i.e., removal of fill, plan approvals and revisions, paving required by trucking facility legislation, paving not allowed by development regulations, etc. The site, however, is ideal for a trucking facility. There are no nearby residences; there is another truck terminal to the north; across the road is an embankment at the edge of the Eastern Vocational Technical School property; and to the rear are a stream and undeveloped land. The compaction requirements have been certified. The outdoor storage for vehicular parts will be placed above the 17-foot elevation level and screened. The topography shown is accurate up to the 14-foot elevation on the

ORDER RECEIVED FOR FILING
Date 8/13/86
By Beth G. Wilkman

plan submitted, prepared by Bafitis & Associates, revised August 19, 1986 and identified as Petitioner's Exhibit 3, but field run topography will be submitted subsequent to the hearing to depict the area accurately up to 17 feet.
There were no Protestants.
Pursuant to the advertisement, posting of property and public hearing in this case, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the Petitioner. The requirements of Section 502.1 of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected. Therefore, the Special Exception, Variances and Special Hearing should be granted.
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 13th day of February, 1987, that the herein requests for a special exception to add an additional 0.61 acre parcel of land for the truck terminal to the site plan approved in Case No. 73-252-X; for variances to permit the elimination of fencing and screening, the use of wheel stops in lieu of curb and gutter, and a distance between buildings of 30 feet; and a special hearing to allow an amendment to the site plan approved March 3, 1978 to incorporate the requests of the aforementioned special exception and variances, as well as to revise the trailer parking layout, to construct two additional entrances, to eliminate the canopy between the existing dwelling and truck terminal building, to add a two-story office building, and to revise the time schedule to allow the paving to be completed within one year of all necessary approvals; in accordance with the plan submitted, prepared by Bafitis & Associates, revised 1/23/87, be and are hereby GRANTED, subject, however, to the following restrictions:

- 1) Compliance with the Office of Planning's comments dated August 15, 1986 and Health Department's comments dated August 13, 1986.
- 2) Compliance with Baltimore County's Landscape Manual.

ORDER RECEIVED FOR FILING
Date 8/13/86
By Beth G. Wilkman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 15th
Date of Posting 7/12/86
Posted for: Special Exception - Special Hearing - Variance
Petitioner: A. J. Bierman
Location of property: NW/3 Hengemile Ave., 430' SW of Stemmers Run Rd.
Location of Sign: Along Hengemile Ave., 9' E. of Stemmers Run Rd.
Remark: Property of Petitioner
Posted by: [Signature]
Number of Signs: 3
Date of return: 7/12/86

PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCES
15th Election District
Case No. 87-59-XSPHA
LOCATION: Northwest Side of Hengemile Avenue, 430 feet Southeast of Stemmers Run Road
DATE AND TIME: Tuesday, August 19, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Special Exception to add an additional parcel of land to the site plan approved in Case No. 73-252-X, to revise the trailer parking layout, to eliminate the canopy between the existing dwelling and truck terminal building, to add a two-story office building, to revise the time schedule for paving to be completed within one year of all necessary approvals, and to include the use of an additional 0.61 acre parcel to be posted and advertised as prescribed by Zoning Regulations.
In the event that this Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing and above or made at the hearing.
By Order Of
ARNOLD JARLON
Zoning Commissioner
of Baltimore County
July 31, 1986

CERTIFICATE OF PUBLICATION
TOWSON, MD., July 31, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 31, 1986
THE JEFFERSONIAN,
Susan Studer Direct
Publisher
Cost of Advertising
35.75

Petition for Special Exception, Special Hearing and Zoning Variances
15th Election District
Case No. 87-59-XSPHA
LOCATION: Northwest Side of Hengemile Avenue, 430 feet Southeast of Stemmers Run Road
DATE & TIME: Tuesday, August 19, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Special Exception to add an additional parcel of land to the site plan approved in Case No. 73-252-X, to revise the trailer parking layout, to eliminate the canopy between the existing dwelling and truck terminal building, to add a two-story office building, to revise the time schedule for paving to be completed within one year of all necessary approvals, and to include the use of an additional 0.61 acre parcel to be posted and advertised as prescribed by Zoning Regulations.
In the event that this Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing and above or made at the hearing.
By Order Of
Arnold Jarlon
Zoning Commissioner
of Baltimore County
July 31, 1986

The Times
Middle River, Md., July 31, 1986
This is to Certify, That the annexed
Petition - Bierman
Ref. L 92727
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 3 successive weeks before the 31st day of July, 1986
J. W. [Signature] Publisher

June 24, 1987

- 3) Outdoor storage of vehicular parts shall be outside the limits of the flood plain, screened by evergreens from view of roads and developed property (including on-site developed areas), and its area shall be visually delineated by the use of telephone poles so that encroachment on the flood plain cannot occur.
- 4) Durable and dustless paving shall be installed at all four entrances (to approximately 35 to 50 feet inside the property line), from 20 to 35 feet around the existing fuel pump and tank and on any roadway located above the flood plain elevation. All other paving may be crusher run stone over a certified base.
- 5) The Petitioner shall choose one of the following methods, or a combination thereof, for airborne pollution control on the crusher run surface, pursuant to the Code of Maryland Regulations (COMAR), Health Department Regulations, Section 10.18.06.D1 b and c, Revision VIII (11/83):
 - a) The use of water on the entire parking area at least twice a day, except in inclement weather, at 10:00 AM and prior to 4:00 PM.
 - b) The use of water on the entire parking area on an as-needed basis should the above prove inadequate for the control of airborne particulate (ABP).
 - c) The use of approved chemicals, to include calcium chloride and others (with the exception of oil), on the entire parking area, as required to control dust. Chemical applications must be replenished immediately following moderate to heavy rains.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

Description of property owned by A.J. Bierman.

Beginning for the same at the northwest side on the acca. road Hengemihle Avenue on Right-of-Way Plat No. 55-324-B, said point being located at a distance 430 feet measured southwesterly along the northwest side of Hengemihle Avenue from the centerline of Stemmers Run Road running with and binding on said northwest side of Hengemihle Avenue the following Six Courses:

1. South 27'-38" West 254.2 feet more or less, to a point; thence
2. By a left curve with a radius of 620 feet, the distance of 218.6 feet, to a point; thence
3. South 07'-26" West 39.4 feet more or less, to a point; thence
4. By a right curve with a radius of 280 feet, the distance of 263.4 feet more or less, to a point; thence
5. South 61'-20" West 60.3 feet more or less, to a point; thence
6. South 63'-34"-40" West 150.00 feet, to a point; thence leaving said northwest side of Hengemihle Avenue the following seven courses:
7. North 40'-18"-20" West 143.09 feet, to a point; thence
8. North 33'-16"-40" East 151.81 feet, to a point; thence
9. North 31'-02" East 154.2 feet more or less, to a point; thence
10. North 11'-24" East 287.1 feet more or less, to a point; thence
11. North 48'-24" East 270.6 feet more or less, to a point; thence
12. North 23'-31" East 99 feet more or less, to a point; thence
13. South 58'-23" East 227.2 feet more or less, to the point of Beginning.

Containing a Total of 5.21 acres of land, more or less.
Being the parcels of land which by deed dated November 23, 1973 and recorded among the Land Records of Baltimore County

OFFICE COPY

PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND ZONING VARIANCES

15th Election District

Case No. 87-59-XSPHA

LOCATION: Northwest Side of Hengemihle Avenue, 430 feet Southwest of Stemmers Run Road

DATE AND TIME: Tuesday, August 19, 1986, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception to add an additional parcel of land to the site plan approved in Case No. 73-252-X

Petition for Special Hearing to amend the site plan approved in Case No. 73-252-X on 3/3/78 to realign the parking and storage areas, to eliminate the fence and screening, to eliminate curb and gutter with use of wheel stops, to place two additional entrances, to eliminate the canopy between the existing dwelling and truck terminal building, to add a two-story office building, to revise the time schedule for paving to be completed within one year of all necessary approvals, and to include the use of an additional 0.61 acre parcel

Petition for Zoning Variances to permit elimination of fencing and screening and elimination of curb and gutter with use of wheel stops, and distance between buildings of 30 feet in lieu of the required 60 feet

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
PETITION FOR VARIANCES :
NW/S of Hengemihle Ave., 430' :
SW of Stemmers Run Rd., :
15th District :
A. J. BIERMAN, Petitioner: Case No. 87-59-XSPHA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Donald E. Brand, Esquire, Romacka, Contrum, Hennegan & Foos, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 13, 1987

Donald E. Brand, Esquire
Romacka, Contrum, Hennegan & Foos
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petitions - Special Exception
Special Hearing, & Variances
NW/S of Hengemihle Ave.,
430' SW of Stemmers Run Rd.
15th Election District
Case No. 87-59-XSPHA

Dear Mr. Brand:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petitions for Special Exception, Special Hearing, and Variances have been Granted, subject to the restrictions noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: Mr. A. J. Bierman
8503 Philadelphia Road
Baltimore, Maryland 21237

People's Counsel

in Liber EHK Jr. No. 5411, folio 953 and also by deed dated July 15, 1976 and recorded among the Land Records of Baltimore County in Liber EHK Jr. No. 5656, folio 487.



William N. Baffia, P.E. #11641

Being the property of A.J. Bierman, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 14, 1986

John B. Contrum, Esquire
Romacka, Contrum, Hennegan & Foos
809 Eastern Boulevard
Essex, Maryland 21221

RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND ZONING VARIANCES
NW/S of Hengemihle Ave., 430' SW of Stemmers Run Rd.
15th Election District
A. J. Bierman - Petitioner
Case No. 87-59-XSPHA

Dear Mr. Contrum:

This is to advise you that \$116.83 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing. If.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021802

County, Maryland, and remit
ding, Towson, Maryland

29933

DATE	ACCOUNT
AMOUNT \$ 116.83	
RECEIVED FROM	
FOR	
VALIDATION OR SIGNATURE OF CASHIER	
SIGNATURE OF CASHIER	

June 04, 1987

Donald E. Brand, Esquire
Ronacka, Gontun, Hennessey & Foos
809 Eastern Boulevard
Essex, Maryland 21221

July 11, 1986

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING
AND ZONING VARIANCES
NW/4 of Hengemihle Ave., 430' SW of Stemmers
Run Rd.
15th Election District
A. J. Bierman - Petitioner
Case No. 87-59-XSPHA

TIME: 11:00 a.m.

DATE: Tuesday, August 19, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

No. 021676

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 6/24/86 ACCOUNT: 01-615

AMOUNT: \$ 250.00

RECEIVED A.J. Trucking Inc

FOR: Freight Fee - Sp. X, Sp. H, Var. - Item 449
BTR*****251023

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

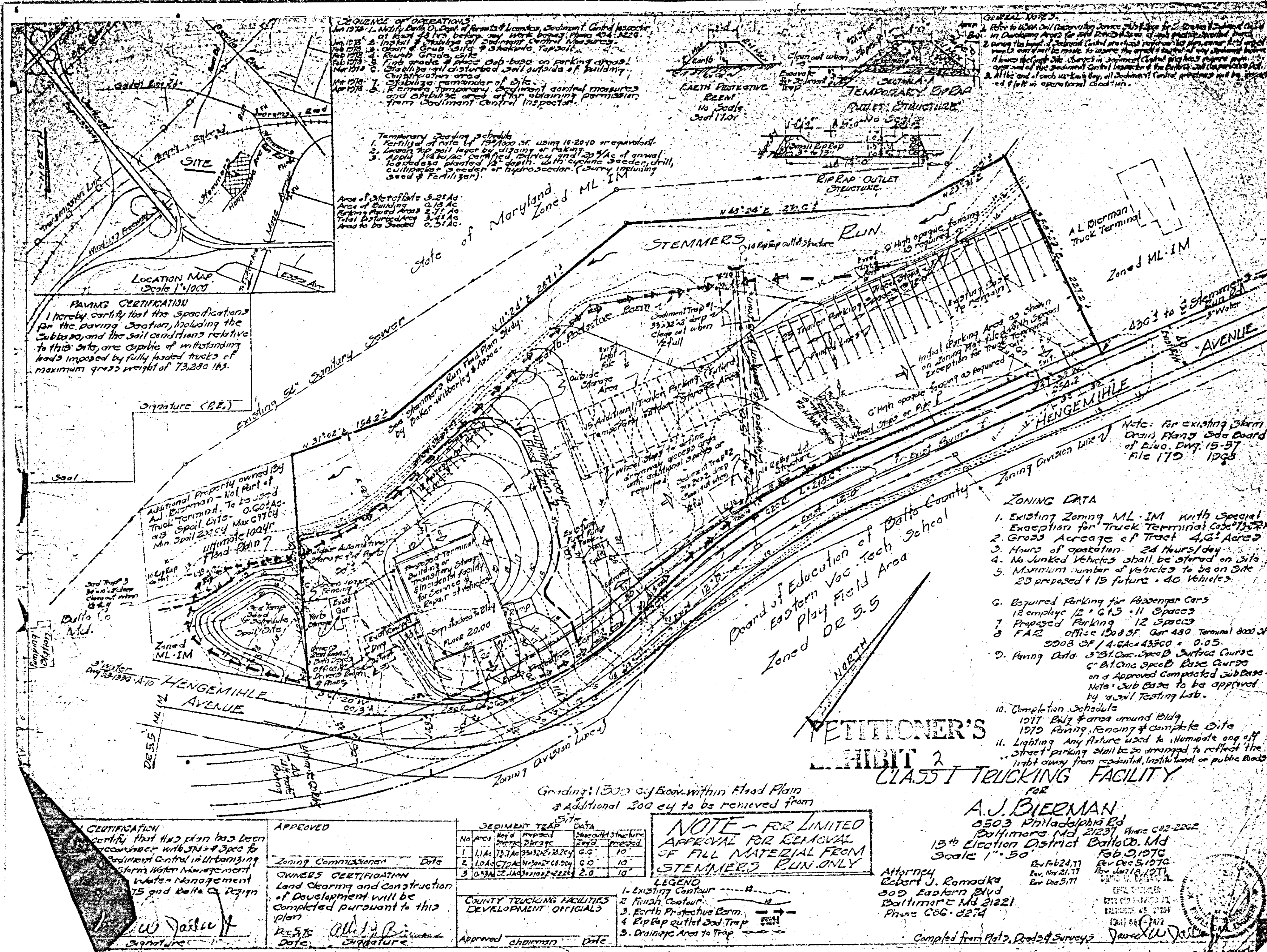
INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-59-XSPHA
A. J. Bierman

Date: July 25, 1986

This office is concerned with the conditions observed upon field of inspection of the site and by questions as to how the petitioner intends to mitigate what appears to be significant impact to Stemmers Run from uncontrolled on-site run-off. Until or unless this matter is dealt with satisfactorily by the petitioner, this office does not believe that any further expansion should be permitted.

Norman E. Gerber, AICP
Director



87-59-XSPHA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

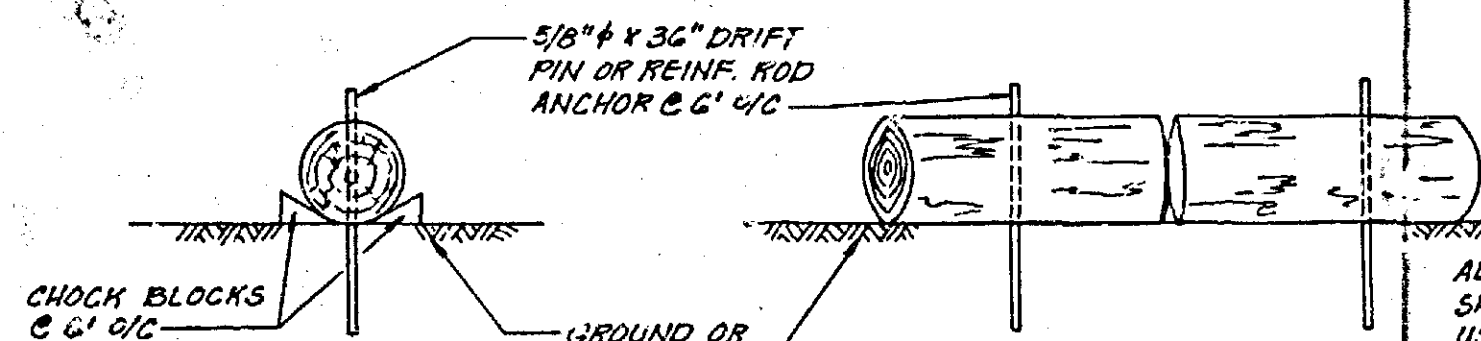
Your petition has been received and accepted for filing this
day of _____, 1986

ARNOLD JABLON
Zoning Commissioner

Petitioner
Petitioner's
Attorney

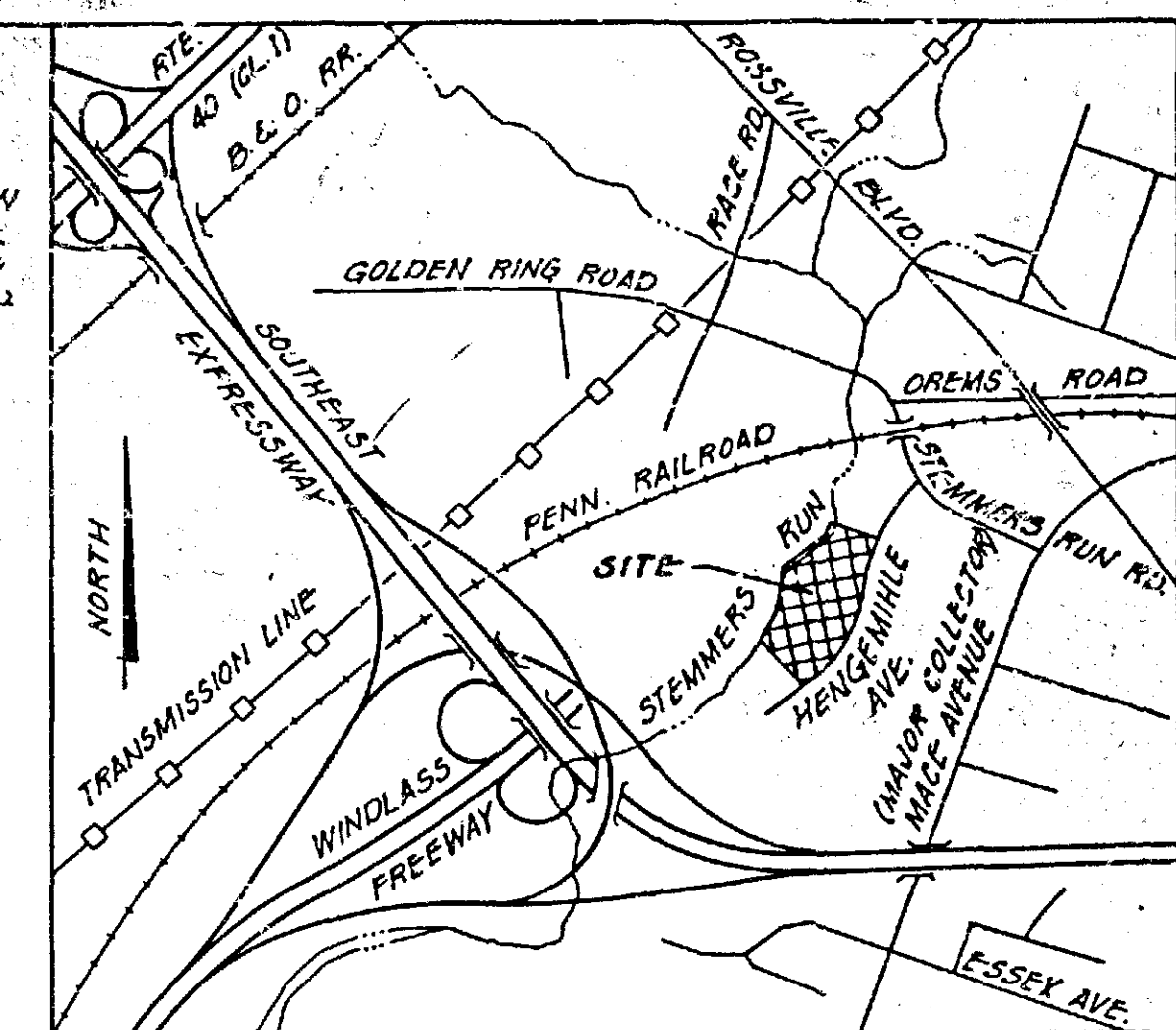
Received by: _____
Chairman, Zoning Plans
Advisory Committee

June 04, 1987



WHEEL STOP DETAIL
NO SCALE

ALL WHEEL STOPS SHALL BE SOUND USED POWER COMPANY FOLDS (VARIABLE LENGTH)



LOCATION PLAN
SCALE: 1"=100'

NOTE 'A':

Amendment of Site Plan approved March 3, 1978, Case No. 73-252-X as follows:

1. Variance and Plan Amendment for elimination of fence and screening, Section 410.3.B.5
2. Variance and Plan Amendment for elimination of curb and gutter with use of wheel stops, Section 410.3.B.7
3. Plan Amendment for placement of two (2) additional entrances, Section 410.3.A.1
4. Special Exception to add additional 0.61 Ac. parcel of land on western property edge, Section 253.2.A.6
5. Plan Amendment for elimination of canopy between existing dwelling and truck terminal building
6. Variance to create distance between buildings of 30' in lieu of required 60'. Sections 253.1 and 238.2
7. Plan Amendment to realign parking and storage area. Section 410.3.B.3
8. Plan Amendment to add two (2) story office building. Section 253.1.A.33
9. Plan Amendment to revise time schedule for paving to be within one year of all necessary approvals. Section 410.1.B.1

NOTE:

BEARINGS AND DISTANCES FOR PROPERTY LINES OBTAINED FROM DEED REF. NOS. 5656/487 AND 5411/953.

Parking Requirements, Section 400.2 b. (8)
No. of Employees = 6
Required Parking = 8 spaces
Provided Parking = 12 spaces

**PETITIONER'S
EXHIBIT '1'**

AMENDED SITE PLAN
CLASS 1 TRUCKING FACILITY
FOR
A. J. TRUCKING

SPECIAL HEARING TO AMEND SITE PLAN, SPECIAL EXCEPTION AND VARIANCES TO BALTIMORE COUNTY ZONING REGULATIONS AS SET FORTH IN NOTE 'A' ABOVE

OWNER:
A. J. BIEMAN
6503 PHILADELPHIA ROAD
BALTIMORE, MARYLAND 21237
301-682-2262
15th ELECTION DISTRICT, BALTO. CO., MD.

ENGINEERS:
BAFITIS & ASSOCIATES
3452 DUNHAYEN ROAD
BALTIMORE, MD 21222
301-285-3812

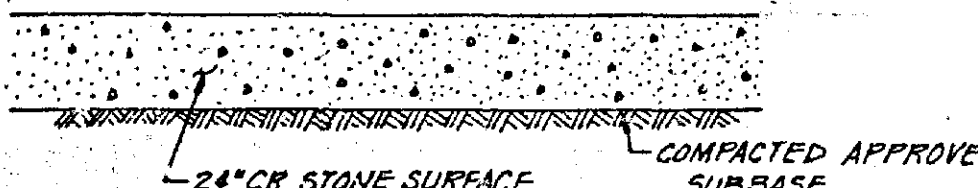
SCALE: 1"=50' MAY 17, 1986

WILLIAM M. BAFFITIS, P.E.

449
87-57-XSPHA
OFFICE COPY

3/1/86

PAVING DATA: 21-0" CRUSHER RUN STONE SURFACE ON AN APPROVED COMPACTED SUB BASE. SUB BASE TO BE APPROVED BY A SOIL TESTING LAB AFTER COMPLETION OF GRAVING CONTRACT WITH DOUBLE APPLICATION OF TAR & CHIP SURFACE COURSE.



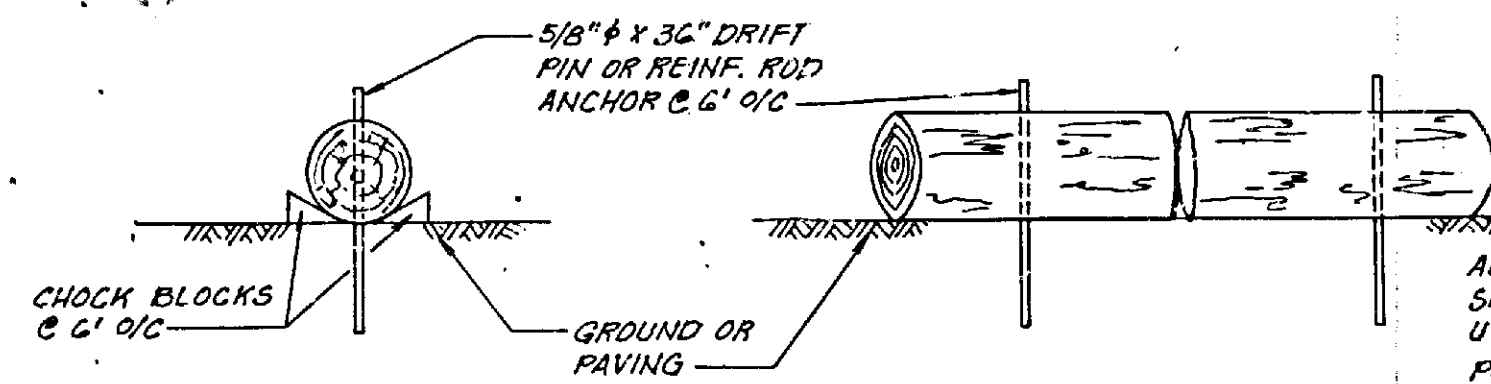
TYPICAL PAVED SECTION
NO SCALE

PAVING CERTIFICATION

I HEREBY CERTIFY THAT THE SPECIFICATIONS FOR THE PAVING SECTION, INCLUDING THE SUB BASE AND THE SOIL CONDITIONS RELATIVE TO THE SITE, ARE CAPABLE OF WITHSTANDING LOADS IMPOSED BY FULLY LOADED TRUCKS OF MAXIMUM GROSS WEIGHT OF 75,200 LBS.

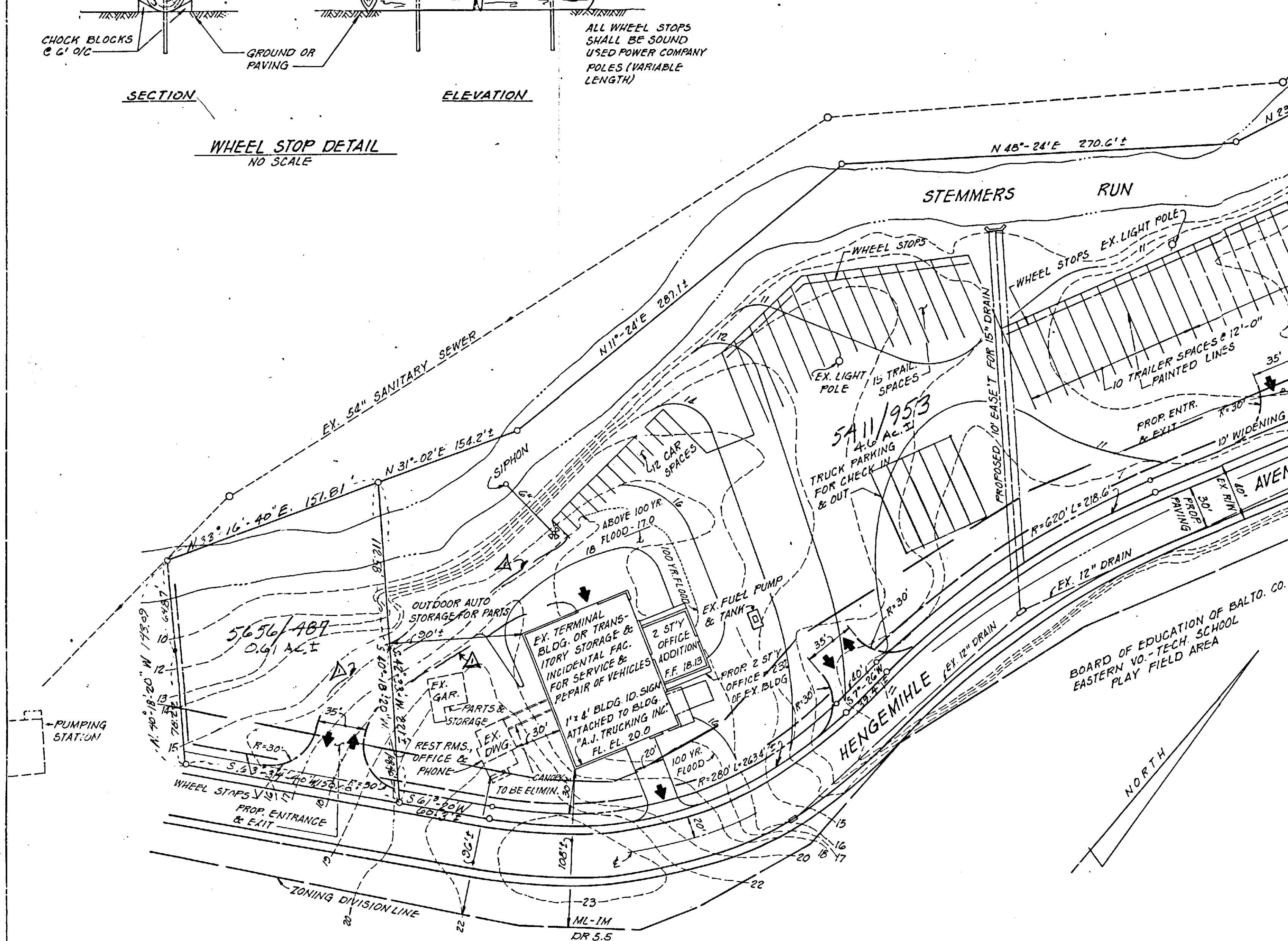


WILLIAM M. BAFFITIS, P.E.
SIGNATURE (P.E.)

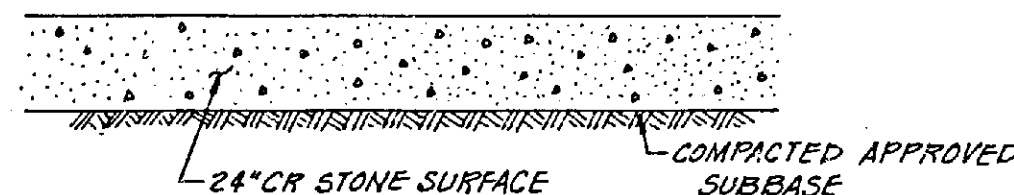


WHEEL STOP DETAIL
NO SCALE

ALL WHEEL STOPS
SHALL BE SOUND
USED POWER COMPANY
POLES (VARIABLE
LENGTH)



PAVING DATA: 21-0" CRUSHER RUN STONE SURFACE ON AN
APPROVED COMPACTED SUBBASE. SUB BASE
TO BE APPROVED BY A SOIL TESTING LAB AFTER
COMPLETION OF GRADING CONTRACT WITH DOUBLE
APPLICATION OF TAR & CHIP SURFACE COURSE.



TYPICAL PAVED SECTION
NO SCALE

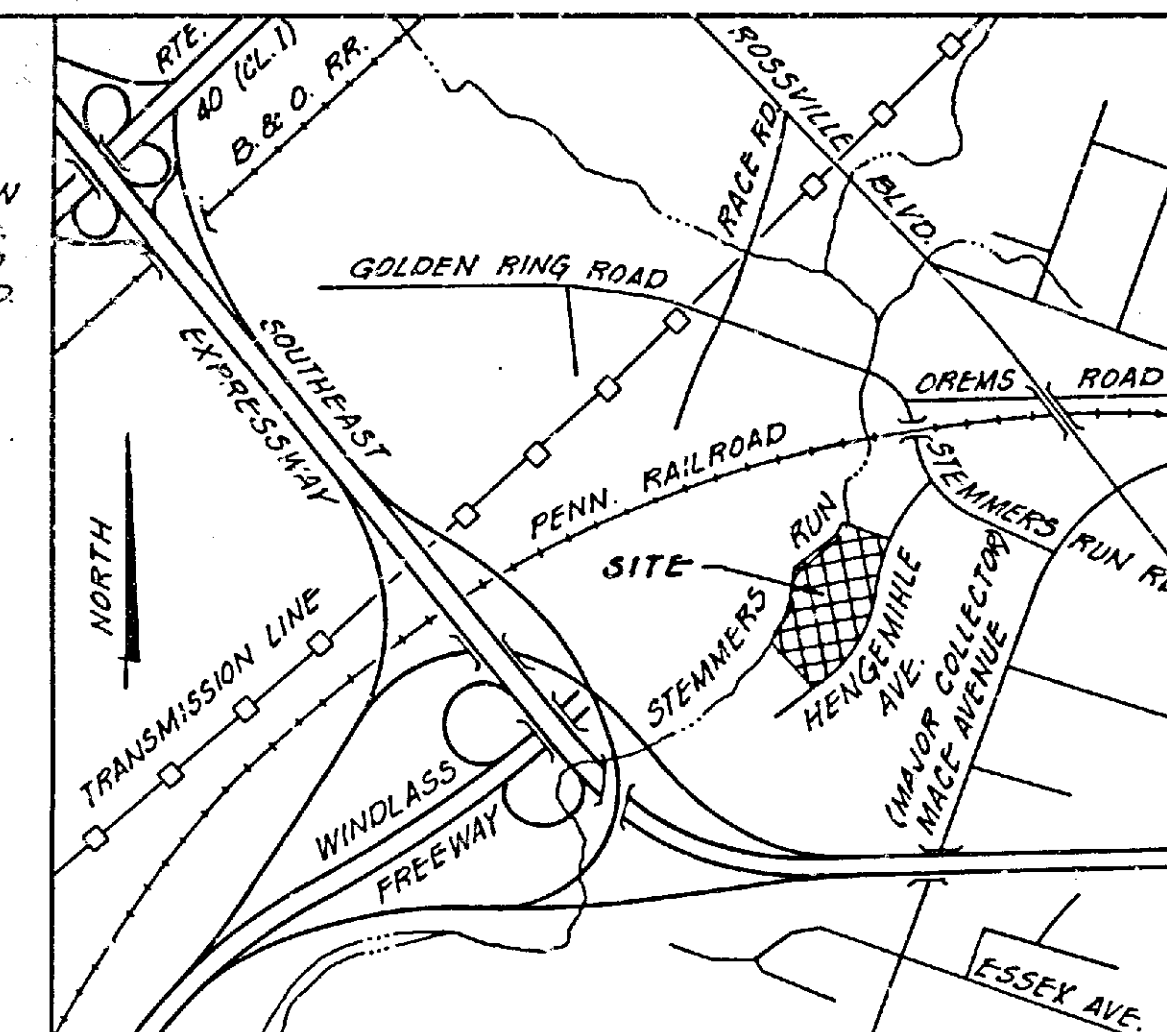
PAVING CERTIFICATION

I HEREBY CERTIFY THAT THE SPECIFICATIONS FOR THE PAVING
SECTION, INCLUDING THE SUBBASE AND THE SOIL CONDITIONS
RELATIVE TO THE SITE, ARE CAPABLE OF WITHSTANDING LOADS
IMPOSED BY FULLY LOADED TRUCKS OF MAXIMUM GROSS
WEIGHT OF 73,280 LBS.

William N. Bafitis, Jr.
SIGNATURE (P.E.)

SEAL

TRUCK ROUTE
NORTHEAST ON HENGEMIHLE TO
SOUTHEAST ON STEMMERS RUN
ROAD TO EITHER SOUTHWEST ON
MACE AVENUE TO EASTERN AVE.
OR NORTHEAST ON MACE AVE. TO
NORTHWEST ON ROSSVILLE BLVD.



LOCATION PLAN
SCALE: 1"=1000'

NOTE A:

Amendment of Site Plan approved March 3, 1978, Case No.
73-252-X as follows:

1. Variance and Plan Amendment for elimination of fence and screening, Section 410.3.B.5
2. Variance and Plan Amendment for elimination of curb and gutter with use of wheel stops, Section 410.3.B.7
3. Plan Amendment for placement of two (2) additional entrances, Section 410.3.A.1
4. Special Exception to add additional 0.61 Ac. parcel of land on western property edge, Section 253.2.A.6
5. Plan Amendment for elimination of canopy between existing dwelling and truck terminal building
6. Variance to create distance between buildings of 30' in lieu of required 60', Sections 255.1 and 238.2
7. Plan Amendment to realign parking and storage areas, Section 410.3.B.3
8. Plan Amendment to add two (2) story office building, Section 253.1.A.33
9. Plan Amendment to revise time schedule for paving to be within one year of all necessary approvals, Section 410.1.B.1

NOTE:

BEARINGS AND DISTANCES FOR PROPERTY LINES
OBTAINED FROM DEED REF. NOS. 5456/487
AND 5411/953.

Parking Requirements, Section 409.2 b. (8)

No. of Employees = 6

Required Parking = 8 spaces

Provided Parking = 12 spaces

EXHIBIT 3

AMENDED SITE PLAN
CLASS I TRUCKING FACILITY
FOR
A.J. TRUCKING

SPECIAL HEARING TO AMEND SITE PLAN, SPECIAL
EXCEPTION AND VARIANCES TO BALTIMORE COUNTY
ZONING REGULATIONS AS SET FORTH IN NOTE A ABOVE

OWNER:
A.J. BIEMAN
8503 PHILADELPHIA ROAD
BALTIMORE, MARYLAND 21237
301-682-2262
15th ELECTION DISTRICT, BALTO. CO., MD.

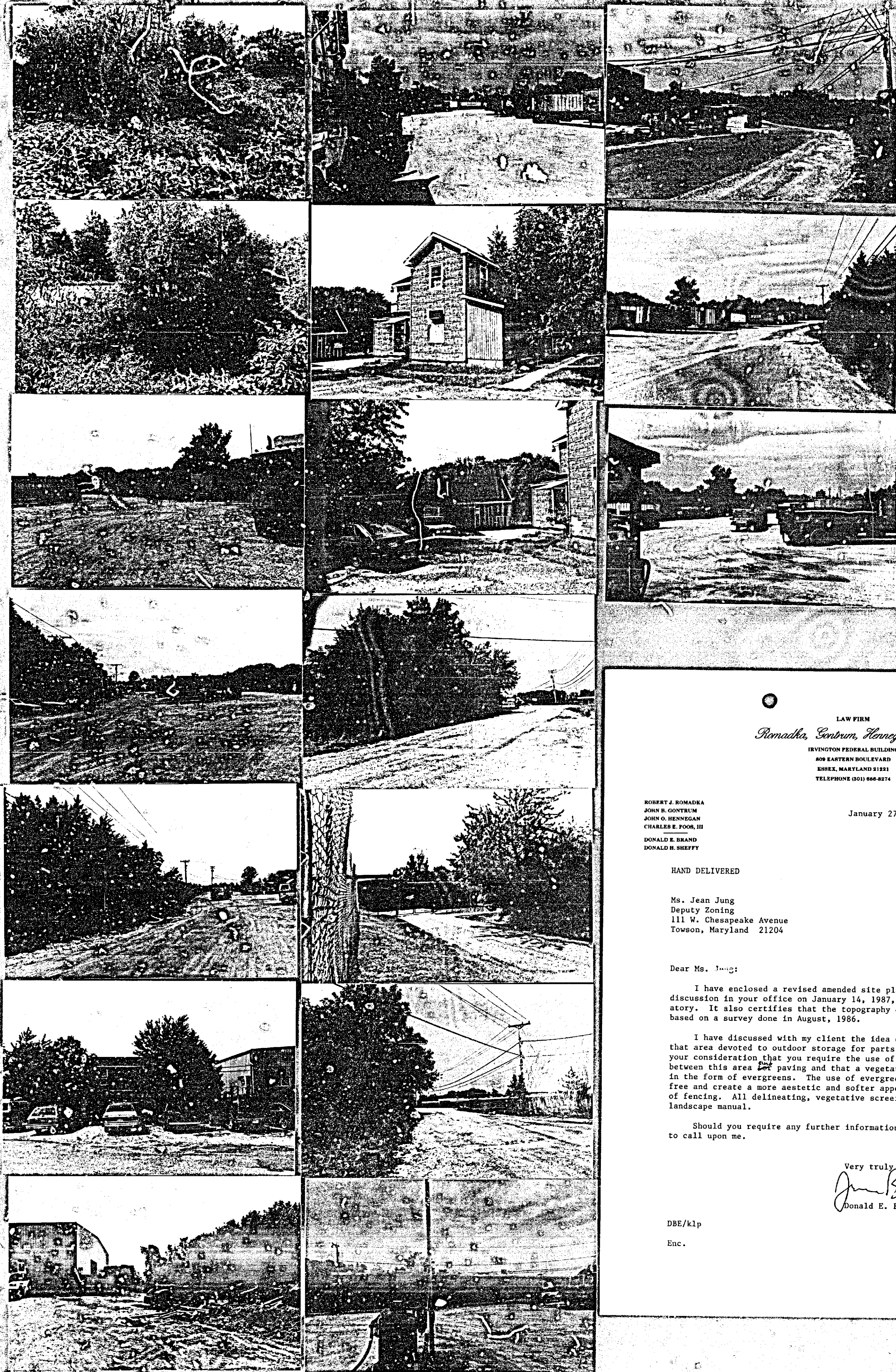
ENGINEERS:
BAFITIS & ASSOCIATES
3482 DUNHAVEN ROAD
BALTIMORE, MD 21222
301-285-3212

SCALE: 1"=50'

MAY 17, 1978
REV. 17, 1978

REVISD RWD ENTRANCE
75 EXISTING PARKING AREA

William N. Bafitis, Jr.
WILLIAM N. BAFITIS, JR. (P.E.)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon
Zoning Commissioner

FROM: Ian J. Forrest
Zoning Petition 87-59-XSPA
SUBJECT: A.J. Bierman Property

Date: August 18, 1986

This memo supercedes previous Health Department comments dated June 30, 1986, in which the Department expressed concerns regarding the existence of Alluvial Wetlands adjacent to Stemmers Run. At the Section. The site inspection confirmed that a portion of those wetlands had been filled at some time in the past. In accordance with the Water Quality Management Policy (February, 1986) the following conditions should be adhered to:

1. No fill should be placed in those remaining wetlands.
2. All existing vegetation adjacent to the stream should remain undisturbed.

In addition the Health Department concurs with those comments addressed in the memo from the Office of Planning and Zoning dated August 15, 1986.

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

RECEIVED
AUG 19 1986
ZONING OFFICE

IJF:gc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon
Zoning Commissioner

FROM: Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

DATE: August 15, 1986

Zoning Petition 87-59-XSPA
SUBJECT: A.J. Bierman Property

This memo supercedes my memo dated July 25, 1986, in which the agency expressed concerns regarding the conditions presently existing on site. If the stipulations listed below are made part of any order, the concerns expressed will be mitigated.

1. All miscellaneous debris presently located on the site is to be removed to a suitable landfill disposal site and the site is to be kept free of such debris in the future.
2. A low profile perimeter dike is to be maintained along the edge of the parking lot where it borders Stemmers Run, if necessary, to prevent any runoff from the parking lot from flowing directly into Stemmers Run.
3. All existing vegetation adjacent to stream is to be maintained.
4. All pollutants, such as oil, utilized as part of the trucking operation shall be properly disposed of at an acceptable off-site location.
5. No fill material will be placed in the floodplain of Stemmers Run. The delineation of the floodplain to be determined by Baltimore County Bureau of Engineering either by approving petitioner's study or certification based on existing floodplain study.
6. All applicable standards contained in the Baltimore County Landscape Manual will be satisfied.

Norman E. Gerber, AICP
Norman E. Gerber, AICP
Director

NEG:JGH:slm

CPS-008

LAW FIRM

Romadka, Gontrom, Hennegan & Foss

IRVINGTON FEDERAL BUILDING
809 EASTERN BOULEVARD
ESSEX, MARYLAND 21221
TELEPHONE (301) 866-8274

JAN 28 1987
ZONING OFFICE

Robert J. Romadka
John B. Gontrom
John O. Hennegan
Charles E. Foss, III
Donald E. Brand
Donald H. Sheffy

January 27, 1987

HAND DELIVERED

Ms. Jean Jung
Deputy Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Jung:

I have enclosed a revised amended site plan in conformance with our discussion in your office on January 14, 1987, which plan is self-explanatory. It also certifies that the topography of the 0.160 area tract was based on a survey done in August, 1986.

I have discussed with my client the idea of placing a boundary around that area devoted to outdoor storage for parts. It is recommended for your consideration that you require the use of telephone poles to delineate between this area and that a vegetated buffer be used elsewhere in the form of evergreens. The use of evergreens would be maintenance free and create a more aesthetic and softer appearance to the site in lieu of fencing. All delineating, vegetative screening would comply with the landscape manual.

Should you require any further information please do not hesitate to call upon me.

Very truly yours,
Donald E. Brand

DBE:klp
Enc.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 24, 1986

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 449 - Case No. 87-59-XSPA
Petitioner: A. J. Bierman
Petitions for Zoning Variance, Special Hearing and Special Exception

Dear Mr. Brand:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Baffitis & Associates
3482 Dunhaven Road
Baltimore, Maryland 21222

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

JULY 15, 1986

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 449 - Case No. 87-59-XSPA
Petitioner: A. J. Bierman
Petitions for Zoning Variance, Special Hearing and Special Exception

Dear Mr. Brand:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

() There are no site planning factors requiring comment.

() A County Review Group Meeting is required.

() A County Review Group Meeting was held and the minutes are on file in the Bureau of Planning Services.

() This site is part of a larger tract. Therefore it is defined as a subdivision. The plan must show the entire tract, to issuance of a building permit.

() The access is not satisfactory.

() The circulation on this site is not satisfactory.

() The parking arrangement is not satisfactory.

() The parking calculations must be shown on the plan.

() This property contains soils which are defined as wetlands, and development on these soils is prohibited.

() Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-53 of the Development Regulations.

() Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

() The amended Development Plan has been approved by the Planning Board.

() Landscaping must comply with Baltimore County Landscape Manual, Bill 103-79. To building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:

() The property is located in a traffic area controlled by a 100' level intersection as defined by Bill 103-79, and its conditions change are recommended immediately by the County Council.

() Additional comments:

SECTION VI A.3 OF THE BALTIMORE COUNTY LANDSCAPE MANUAL STATES THAT IN COMMERCIAL, OFFICE AND INDUSTRIAL ZONES, AN INTERIOR AREA OF LESS THAN 1500 SQ. FT. SHALL REQUIRE THAT THE PORTION OF THE SITE IMPACT CORRIDOR TO THE STANDARDS IN THIS MANUAL.

James E. Dyer
Chairman, Current Planning and Development

CC: James Dyer

June 24, 1987



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 1, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 449 -ZAC- Meeting of June 17, 1986
Property Owner: A. J. Bierman
Location: NW/4 Hengemihle Ave., 430 feet SW of Stemmers Run Rd.
M.L. - I.M.
Special Exception to add additional parcel of land to site plan approved in Case No. 73-252-X and a Special Hearing to approve an Amendment to site plan approved March 3, 1987, Case No. 73-252-X, to revise the trailer parking layout, eliminate the fence and screening, eliminate curb and gutter with use of wheel stops, place two additional entrances, eliminate the canopy between the existing dwelling and truck terminal building, to add a two story office building, to revise the time schedule for paving to be completed within one year of all necessary approvals, and to include the use of an additional 0.61 acre parcel and a Variance for elimination of fencing and screening for use of wheel stops in lieu of curb and gutter and for distance between buildings of 30 feet in lieu of required 60 feet
Acres: 5.21 acres
District: 15 Election District

Dear Mr. Jablon:

Please see CRG comments.

8/1/86
8/1/86
Jacked to Mike Hengemihle - very truly yours,
He can't find anything
confirming this to CRG.
Michael S. Planigan
Traffic Engineer Associate II

MSF:jt This is not CRG - 8/1/86
as per Mike Hengemihle

Zoning Item # 449 Zoning Advisory Committee Meeting of 6/17/86
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and soil wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
() The results are valid until
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others: According to the Baltimore County Soil Survey
Alluvial soils exist on site, adjacent to Stemmers Run.
Petitioner should be advised that these soils are
protected under the Water Quality Policy (Feb 1986).
Development in any wetland soil types may be
restricted.
For more information contact Mr. Rocky Powell
Waste & Water Quality Management at 494-3768

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

July 24, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 449 Zoning Advisory Committee Meeting are as follows:

Property Owner: A. J. Bierman
Location: NW/4 Hengemihle Avenue, 430 feet SW of Stemmers Run Road
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

- (2) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- (2) A building and other miscellaneous permits shall be required before the start of any construction.
- (2) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (2) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (2) All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- (2) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- (2) The requested variance appears to conflict with Section 516.2 of the Baltimore County Building Code. New construction in floodplains is not permitted. A careful review should be made to assure new construction is not in the flood plain.
- (2) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use Group 100 to Use Group 100 or to Mixed Use. See Section 516 of the Building Code.
- (2) The proposed project appears to be located in a Flood Plain, V10A1/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (2) Comments: Although not specifically noted in the building code the existing fuel tanks could be a floating fire problem if not secured against flotation during times of flooding.

(2) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Charles E. Brand
Building Plans Service

4/22/86



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

June 24, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: A. J. Bierman

Location: NW/4 Hengemihle Avenue, 430' SW of Stemmers Run Road

Item No.: 449

Zoning Agenda Meeting of 6/17/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved:
Planning Group
Special Inspection Division

/mb

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 449, Zoning Advisory Committee Meeting of June 17, 1986

Property Owner: A. J. Bierman

Location: NW/4 Hengemihle Ave, 430ft SW of Stemmers Run Rd District 15th

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1032 (1)

LAW FIRM

Romanish, Gensum, Koenig & Fox

GERMANIA FEDERAL BUILDING
800 EASTERN BOULEVARD
SUITE 1100
TOWSON, MARYLAND 21204
TELEPHONE (301) 586-6374

ROBERT J. ROMANISH
JOHN S. GENSUM
JOHN S. KOENIG
CHARLES E. FOX III
DONALD E. BRAND

July 15, 1986

Arnold Jablon, Zoning Commissioner
Baltimore County
Room 113
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception, Special Hearing and Zoning Variances
A.J. Bierman, Petitioner
Case No. 87-59-XSPHA
Date: August 19, 1986

Dear Mr. Jablon:

It would be appreciated if you would kindly reschedule the above matter. I am involved in a Circuit Court Case, Wantz Construction vs. Dixon, Case No. 85CG 2710, which is scheduled for trial for August 18 and 19. I am aware that we are responsible for posting the postponed stickers on the signs that are posted.

Thank you for your cooperation in this matter.

Very truly yours,

[Signature]
Donald E. Brand

DEB:kb

June 24, 1987

449
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 410.3.B.5 for elimination of fencing and screening, from Section 410.3.B.7 for use of wheel stops in lieu of curb and gutter, from Sections 255.1 and 238.2 for distance between buildings of 30' in lieu of required 60'.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an Amendment to Site Plan approved March 3, 1978, Case No. 73-252-X to revise the trailer parking layout, eliminate curb and gutter, place two additional entrances, eliminate the canopy between the existing dwelling and truck terminal building, to add a two-story office building, to revise the time schedule for paving to be completed within one year of all necessary approvals, and to include the use of an additional 0.61 acre parcel to be posted and advertised as prescribed by Zoning Regulations.
I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.
I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
ROMADKA, CONTRUM, HENNEGAN & FOOS
Donald E. Brand, Esquire
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 686-8274
ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of August, 1986, at 11:00 o'clock A.M.
Zoning Commissioner of Baltimore County.

449
PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an Amendment to Site Plan approved March 3, 1978, Case No. 73-252-X to revise the trailer parking layout, eliminate curb and gutter, place two additional entrances, eliminate the canopy between the existing dwelling and truck terminal building, to add a two-story office building, to revise the time schedule for paving to be completed within one year of all necessary approvals, and to include the use of an additional 0.61 acre parcel to be posted and advertised as prescribed by Zoning Regulations.
I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
ROMADKA, CONTRUM, HENNEGAN & FOOS
Donald E. Brand, Esquire
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 686-8274
ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of August, 1986, at 11:00 o'clock A.M.
Zoning Commissioner of Baltimore County.

449
PETITION FOR SPECIAL EXCEPTION
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to add additional parcel of land to site plan approved in Case No. 73-252-X pursuant to Section 253.2.A.6
Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.
I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
ROMADKA, CONTRUM, HENNEGAN & FOOS
Donald E. Brand, Esquire
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 686-8274
ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of August, 1986, at 11:00 o'clock A.M.
Zoning Commissioner of Baltimore County.

RE: PETITIONS - SPECIAL EXCEPTION, SPECIAL HEARING & VARIANCES
NW/3 of Hengemile Avenue, 430' SW of Stemmers Run Rd. 15th Election District
A. J. Bierman
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-59-XSPHA

The Petitioner herein requests a special exception to add an additional parcel of land to the site plan approved in Case No. 73-252-X; variances to permit the elimination of fencing and screening, the use of wheel stops in lieu of curb and gutter, and a distance between buildings of 30 feet in lieu of the required 60 feet; and a special hearing to allow an amendment to the site plan approved March 3, 1978 in Case No. 73-252-X to revise the trailer parking layout, to eliminate the fencing and screening, to eliminate curb and gutter and replace with the use of wheel stops, to construct two additional entrances, to eliminate the canopy between the existing dwelling and truck terminal building, to add a two-story office building, to revise the time schedule to allow paving to be completed within one year of all necessary approvals, and to include the use of an additional 0.61 acre parcel.
Evidence proffered by the attorney for the Petitioner indicated that following the granting of a special exception for the truck facility in 1973, the Petitioner has been in several catch-22 situations; i.e., removal of fill, plan approvals and revisions, paving required by trucking facility legislation, paving not allowed by development regulations, etc. The site, however, is ideal for a trucking facility. There are no nearby residences; there is another truck terminal to the north; across the road is an embankment at the edge of the Eastern Vocational Technical School property; and to the rear are a stream and undeveloped land. The compaction requirements have been certified. The outdoor storage for vehicular parts will be placed above the 17-foot elevation level and screened. The topography shown is accurate up to the 14-foot elevation on the

plan submitted, prepared by Bafitis & Associates, revised August 19, 1986 and identified as Petitioner's Exhibit 3, but field run topography will be submitted subsequent to the hearing to depict the area accurately up to 17 feet.
There were no Protestants.
Pursuant to the advertisement, posting of property and public hearing in this case, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the Petitioner. The requirements of Section 502.1 of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected. Therefore, the Special Exception, Variances and Special Hearing should be granted.
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 13th day of February, 1987, that the herein requests for a special exception to add an additional 0.61 acre parcel of land for the truck terminal to the site plan approved in Case No. 73-252-X; for variances to permit the elimination of fencing and screening, the use of wheel stops in lieu of curb and gutter, and a distance between buildings of 30 feet; and a special hearing to allow an amendment to the site plan approved March 3, 1978 to incorporate the requests of the aforementioned special exception and variances, as well as to revise the trailer parking layout, to construct two additional entrances, to eliminate the canopy between the existing dwelling and truck terminal building, to add a two-story office building, and to revise the time schedule to allow paving to be completed within one year of all necessary approvals; in accordance with the plan submitted, prepared by Bafitis & Associates, revised 1/23/87, be and are hereby GRANTED, subject, however, to the following restrictions:

1) Compliance with the Office of Planning's comments dated August 15, 1986 and Health Department's comments dated August 15, 1986.
2) Compliance with Baltimore County's Landscape Manual.

ORDER RECEIVED FOR FILING
Date 8/13/87
By [Signature]

ORDER RECEIVED FOR FILING
Date 8/13/87
By [Signature]

ORDER RECEIVED FOR FILING
Date 8/13/87
By [Signature]

ORDER RECEIVED FOR FILING
Date 8/13/87
By [Signature]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 15th
Date of Posting 7/12/86
Posted for: Special Exception - Special Hearing - Variance
Petitioner: A. J. Bierman
Location of property: NW/3 of Hengemile Ave., 430' SW of Stemmers Run Rd.
Location of Sign: Along Hengemile Ave., 430' SW of Stemmers Run Rd.
Remark: Property of Petitioner.
Posted by [Signature]
Number of Signs: 3
Date of return: 7/12/86

PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCES
15th Election District
Case No. 87-59-XSPHA
LOCATION: Northwest Side of Hengemile Avenue, 430 feet Southeast of Stemmers Run Road
DATE AND TIME: Tuesday, August 19, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a special exception to add an additional parcel of land to the site plan approved in Case No. 73-252-X to revise the trailer parking layout, to eliminate the canopy between the existing dwelling and truck terminal building, to add a two-story office building, to revise the time schedule for paving to be completed within one year of all necessary approvals, and to include the use of an additional 0.61 acre parcel to be posted and advertised as prescribed by Zoning Regulations.
I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
ROMADKA, CONTRUM, HENNEGAN & FOOS
Donald E. Brand, Esquire
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 686-8274
ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of August, 1986, at 11:00 o'clock A.M.
Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION
TOWSON, MD., July 31, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 31, 1986.
THE JEFFERSONIAN,
Susan Studer Direct
Publisher
Cost of Advertising
35.75

Petition for Special Exception, Special Hearing and Zoning Variances
15th Election District
Case No. 87-59-XSPHA
LOCATION: Northwest Side of Hengemile Avenue, 430 feet Southeast of Stemmers Run Road
DATE & TIME: Tuesday, August 19, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a special exception to add an additional parcel of land to the site plan approved in Case No. 73-252-X to revise the trailer parking layout, to eliminate the canopy between the existing dwelling and truck terminal building, to add a two-story office building, to revise the time schedule for paving to be completed within one year of all necessary approvals, and to include the use of an additional 0.61 acre parcel to be posted and advertised as prescribed by Zoning Regulations.
I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
ROMADKA, CONTRUM, HENNEGAN & FOOS
Donald E. Brand, Esquire
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 686-8274
ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of August, 1986, at 11:00 o'clock A.M.
Zoning Commissioner of Baltimore County.

The Times
Middle River, Md., July 31, 1986
This is to Certify, That the annexed
Petition for Special Exception, Special Hearing and Zoning Variances
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 3 successive weeks before the 31st day of July, 1986.
[Signature]
Publisher

ORDER RECEIVED FOR FILING
Date 8/13/87
By [Signature]

June 24, 1987

- 3) Outdoor storage of vehicular parts shall be outside the limits of the flood plain, screened by evergreens from view of roads and developed property (including on-site developed areas), and its area shall be visually delineated by the use of telephone poles so that encroachment on the flood plain cannot occur.
- 4) Durable and dustless paving shall be installed at all four entrances (to approximately 35 to 50 feet inside the property line), from 20 to 35 feet around the existing fuel pump and tank and on any roadway located above the flood plain elevation. All other paving may be crusher run stone over a certified base.
- 5) The Petitioner shall choose one of the following methods, or a combination thereof, for airborne pollution control on the crusher run surface, pursuant to the Code of Maryland Regulations (COMAR), Health Department Regulations, Section 10.18.06.D1 b and c, Revision VIII (11/83):
 - a) The use of water on the entire parking area at least twice a day, except in inclement weather, at 10:00 AM and prior to 4:00 PM.
 - b) The use of water on the entire parking area on an as-needed basis should the above prove inadequate for the control of airborne particulate (ABP).
 - c) The use of approved chemicals, to include calcium chloride and others (with the exception of oil), on the entire parking area, as required to control dust. Chemical applications must be replenished immediately following moderate to heavy rains.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

Description of property owned by A.J. Bierman.

Beginning for the same at the northwest side on the acca. road Hengemihle Avenue on Right-of-Way Plat No. 55-324-B, said point being located at a distance 430 feet measured southwesterly along the northwest side of Hengemihle Avenue from the centerline of Stemmers Run Road running with and binding on said northwest side of Hengemihle Avenue the following six courses:

1. South 27°-38' West 254.2 feet more or less, to a point; thence
2. By a left curve with a radius of 620 feet, the distance of 218.6 feet, to a point; thence
3. South 07°-26' West 39.4 feet more or less, to a point; thence
4. By a right curve with a radius of 280 feet, the distance of 263.4 feet more or less, to a point; thence
5. South 61°-20' West 60.3 feet more or less, to a point; thence
6. South 63°-34'-40" West 150.00 feet, to a point; thence leaving said northwest side of Hengemihle Avenue the following seven courses:
7. North 40°-18'-20" West 143.09 feet, to a point; thence
8. North 33°-16'-40" East 151.81 feet, to a point; thence
9. North 31°-02' East 154.2 feet more or less, to a point; thence
10. North 11°-24' East 287.1 feet more or less, to a point; thence
11. North 48°-24' East 270.6 feet more or less, to a point; thence
12. North 23°-31' East 99 feet more or less, to a point; thence
13. South 58°-23' East 227.2 feet more or less, to the point of Beginning.

Containing a Total of 5.21 acres of land, more or less.
Being the parcels of land which by deed dated November 23, 1973 and recorded among the Land Records of Baltimore County

OFFICE COPY

PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND ZONING VARIANCES

15th Election District

Case No. 87-59-XSPHA

LOCATION: Northwest Side of Hengemihle Avenue, 430 feet Southwest of Stemmers Run Road

DATE AND TIME: Tuesday, August 19, 1986, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception to add an additional parcel of land to the site plan approved in Case No. 73-252-X

Petition for Special Hearing to amend the site plan approved in Case No. 73-252-X on 3/3/78 to realign the parking and storage areas, to eliminate the fence and screening, to eliminate curb and gutter with use of wheel stops, to place two additional entrances, to eliminate the canopy between the existing dwelling and truck terminal building, to add a two-story office building, to revise the time schedule for paving to be completed within one year of all necessary approvals, and to include the use of an additional 0.61 acre parcel

Petition for Zoning Variances to permit elimination of fencing and screening and elimination of curb and gutter with use of wheel stops, and distance between buildings of 30 feet in lieu of the required 60 feet

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
PETITION FOR VARIANCES :
NW/S of Hengemihle Ave., 430' :
SW of Stemmers Run Rd., :
15th District :
A. J. BIERMAN, Petitioner: Case No. 87-59-XSPHA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Donald E. Brand, Esquire, Romacka, Gontrum, Hennegan & Foos, 809 Eastern Blvd., Baltimore, MD 21221, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 13, 1987

Donald E. Brand, Esquire
Romacka, Gontrum, Hennegan & Foos
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petitions - Special Exception
Special Hearing, & Variances
NW/S of Hengemihle Ave.,
430' SW of Stemmers Run Rd.
15th Election District
Case No. 87-59-XSPHA

Dear Mr. Brand:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petitions for Special Exception, Special Hearing, and Variances have been Granted, subject to the restrictions noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: Mr. A. J. Bierman
8503 Philadelphia Road
Baltimore, Maryland 21237

People's Counsel

in Liber EHK Jr. No. 5411, folio 953 and also by deed dated July 15, 1976 and recorded among the Land Records of Baltimore County in Liber EHK Jr. No. 5656, folio 487.

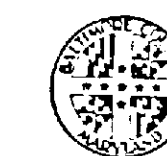


William N. Baffia, P.E. #11641

Being the property of A.J. Bierman, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 14, 1986

John B. Gontrum, Esquire
Romacka, Gontrum, Hennegan & Foos
809 Eastern Boulevard
Essex, Maryland 21221

RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND ZONING VARIANCES
NW/S of Hengemihle Ave., 430' SW of Stemmers Run Rd.
15th Election District
A. J. Bierman - Petitioner
Case No. 87-59-XSPHA

Dear Mr. Gontrum:

This is to advise you that \$116.83 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing. If

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021802

County, Maryland, and remit
ding, Towson, Maryland

29933

DATE	ACCOUNT
AMOUNT	\$ 116.83
RECEIVED FROM	
FOR	
VALIDATION OR SIGNATURE OF CASHIER	
SIGNATURE OF CASHIER	

June 04, 1987

Donald E. Brand, Esquire
Ronacka, Gontun, Hennessey & Foos
809 Eastern Boulevard
Essex, Maryland 21221

July 11, 1986

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING
AND ZONING VARIANCES
NW/4 of Hengemihle Ave., 430' SW of Stemmers
Run Rd.
15th Election District
A. J. Bierman - Petitioner
Case No. 87-59-XSPHA

TIME: 11:00 a.m.

DATE: Tuesday, August 19, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

No. 021676

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 6/24/86 ACCOUNT: 01-615

AMOUNT: \$ 250.00

RECEIVED A.J. Trucking Inc

FOR: FROM: FEE: \$ 5.00 H. Vax - Item 449

6 8755*****251023 0000

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner

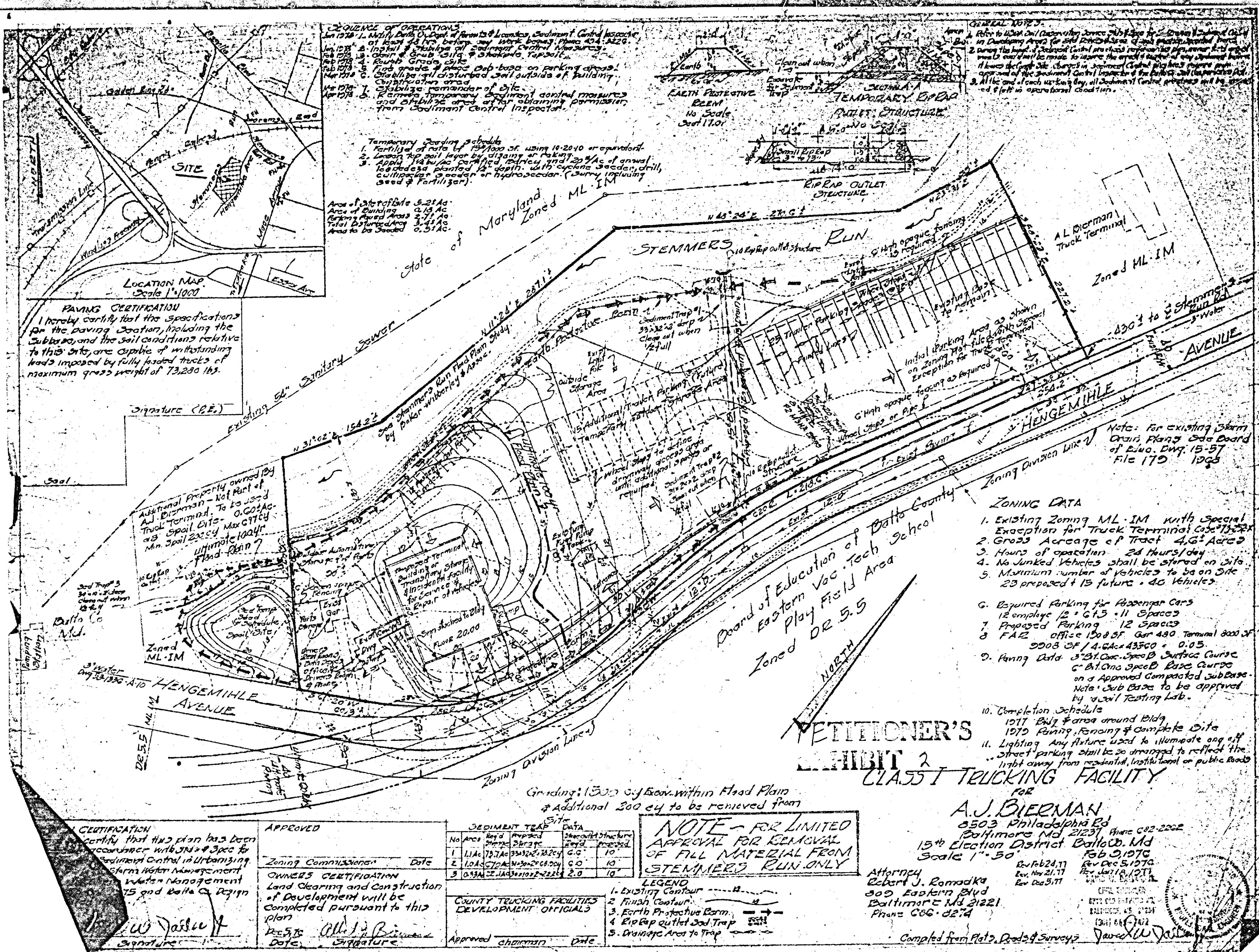
Date: July 25, 1986

FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-59-XSPHA
A. J. Bierman

This office is concerned with the conditions observed upon field of inspection of the site and by questions as to how the petitioner intends to mitigate what appears to be significant impact to Stemmers Run from uncontrolled on-site run-off. Until or unless this matter is dealt with satisfactorily by the petitioner, this office does not believe that any further expansion should be permitted.

Norman E. Gerber, AICP
Director



87-59-XSPHA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

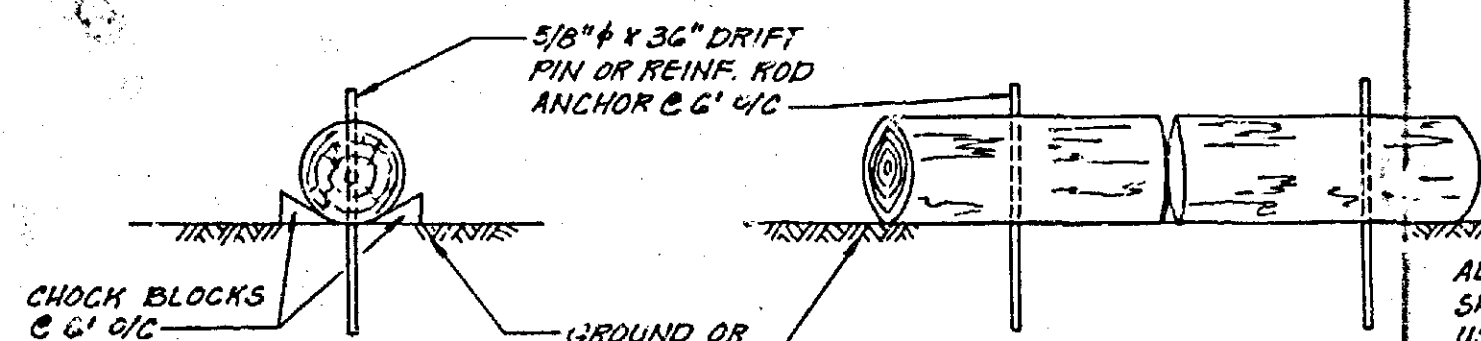
Your petition has been received and accepted for filing this day of _____, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner
Petitioner's Attorney

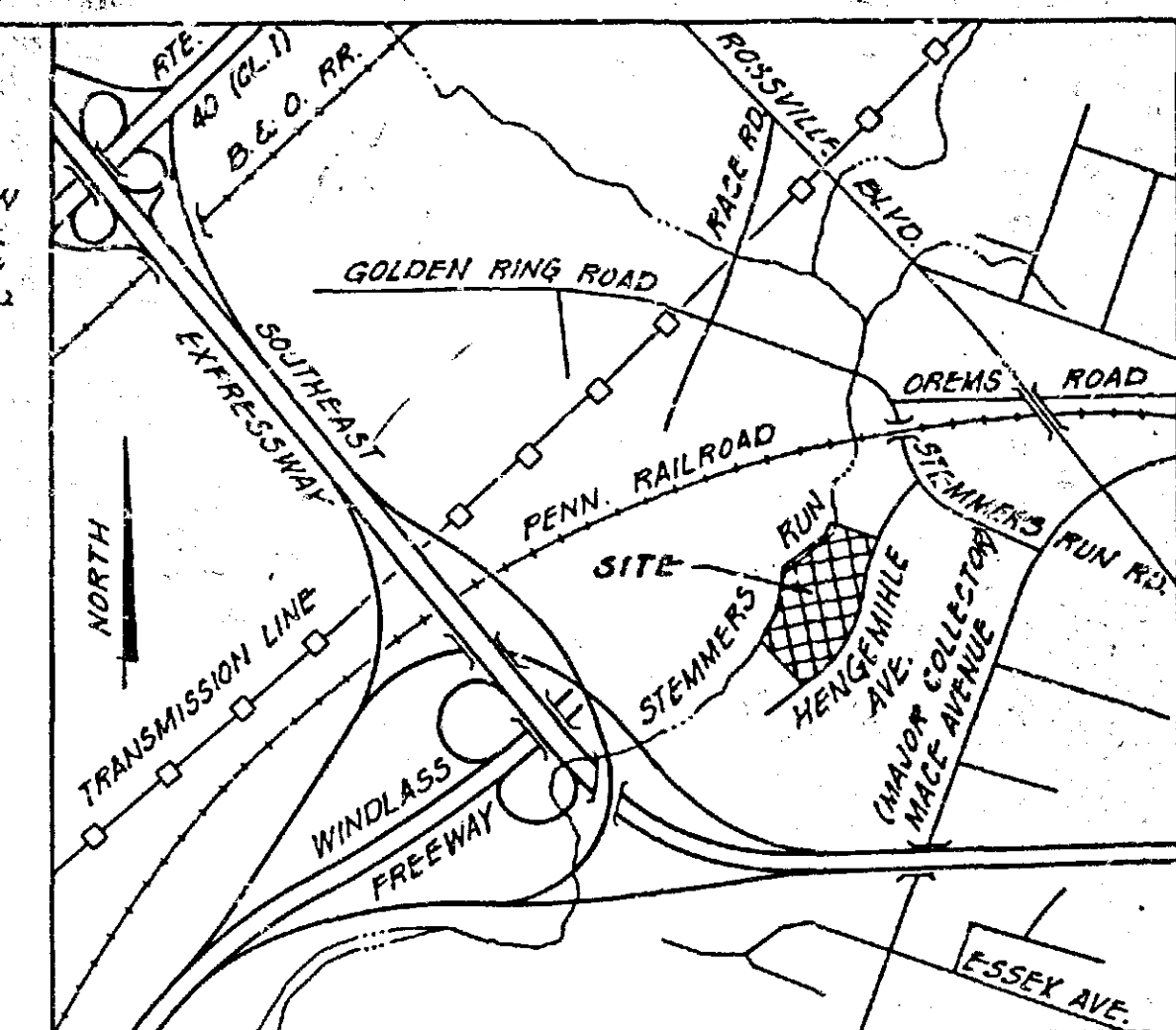
Received by: _____
Chairman, Zoning Plans Advisory Committee

June 04, 1987



WHEEL STOP DETAIL
NO SCALE

ALL WHEEL STOPS SHALL BE SOUND USED POWER COMPANY FOLDS (VARIABLE LENGTH)



LOCATION PLAN
SCALE: 1"=100'

NOTE 'A':

Amendment of Site Plan approved March 3, 1978, Case No. 73-252-X as follows:

1. Variance and Plan Amendment for elimination of fence and screening, Section 410.3.B.5
2. Variance and Plan Amendment for elimination of curb and gutter with use of wheel stops, Section 410.3.B.7
3. Plan Amendment for placement of two (2) additional entrances, Section 410.3.A.1
4. Special Exception to add additional 0.61 Ac. parcel of land on western property edge, Section 253.2.A.6
5. Plan Amendment for elimination of canopy between existing dwelling and truck terminal building
6. Variance to create distance between buildings of 30' in lieu of required 60'. Sections 253.1 and 238.2
7. Plan Amendment to realign parking and storage area. Section 410.3.B.3
8. Plan Amendment to add two (2) story office building. Section 253.1.A.33
9. Plan Amendment to revise time schedule for paving to be within one year of all necessary approvals. Section 410.1.B.1

NOTE:

BEARINGS AND DISTANCES FOR PROPERTY LINES OBTAINED FROM DEED REF. NOS. 5656/487 AND 5411/953.

Parking Requirements, Section 400.2 b. (8)
No. of Employees = 6
Required Parking = 8 spaces
Provided Parking = 12 spaces

**PETITIONER'S
EXHIBIT '1'**

AMENDED SITE PLAN
CLASS 1 TRUCKING FACILITY
FOR
A. J. TRUCKING

SPECIAL HEARING TO AMEND SITE PLAN, SPECIAL EXCEPTION AND VARIANCES TO BALTIMORE COUNTY ZONING REGULATIONS AS SET FORTH IN NOTE 'A' ABOVE

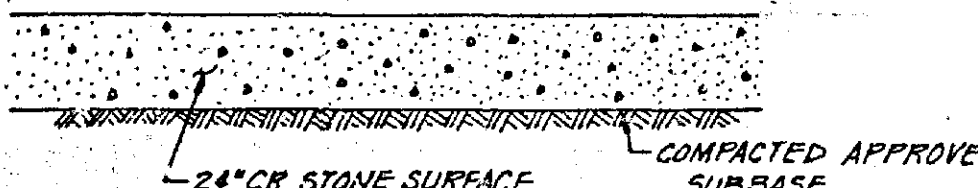
OWNER:
A. J. BIEMAN
6503 PHILADELPHIA ROAD
BALTIMORE, MARYLAND 21237
301-682-2262
15th ELECTION DISTRICT, BALTO. CO., MD.

ENGINEERS:
BAFIS & ASSOCIATES
3452 DUNHAYEN ROAD
BALTIMORE, MD 21222
301-285-3812

SCALE: 1"=50' MAY 17, 1986

449
87-57-XSPHA
OFFICE COPY

PAVING DATA: 21-0" CRUSHER RUN STONE SURFACE ON AN APPROVED COMPACTED SUB BASE. SUB BASE TO BE APPROVED BY A SOIL TESTING LAB AFTER COMPLETION OF GRAVING CONTRACT WITH DOUBLE APPLICATION OF TAR & CHIP SURFACE COURSE.



TYPICAL PAVED SECTION
NO SCALE

PAVING CERTIFICATION

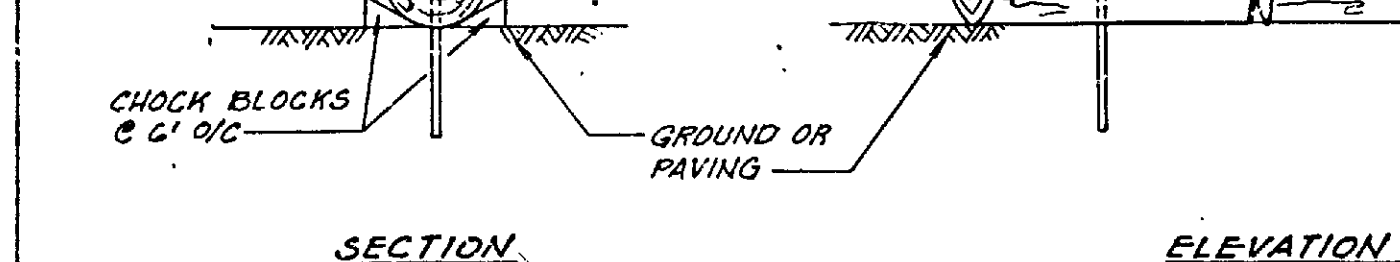
I HEREBY CERTIFY THAT THE SPECIFICATIONS FOR THE PAVING SECTION, INCLUDING THE SUB BASE AND THE SOIL CONDITIONS RELATIVE TO THE SITE, ARE CAPABLE OF WITHSTANDING LOADS IMPOSED BY FULLY LOADED TRUCKS OF MAXIMUM GROSS WEIGHT OF 75,200 LBS.



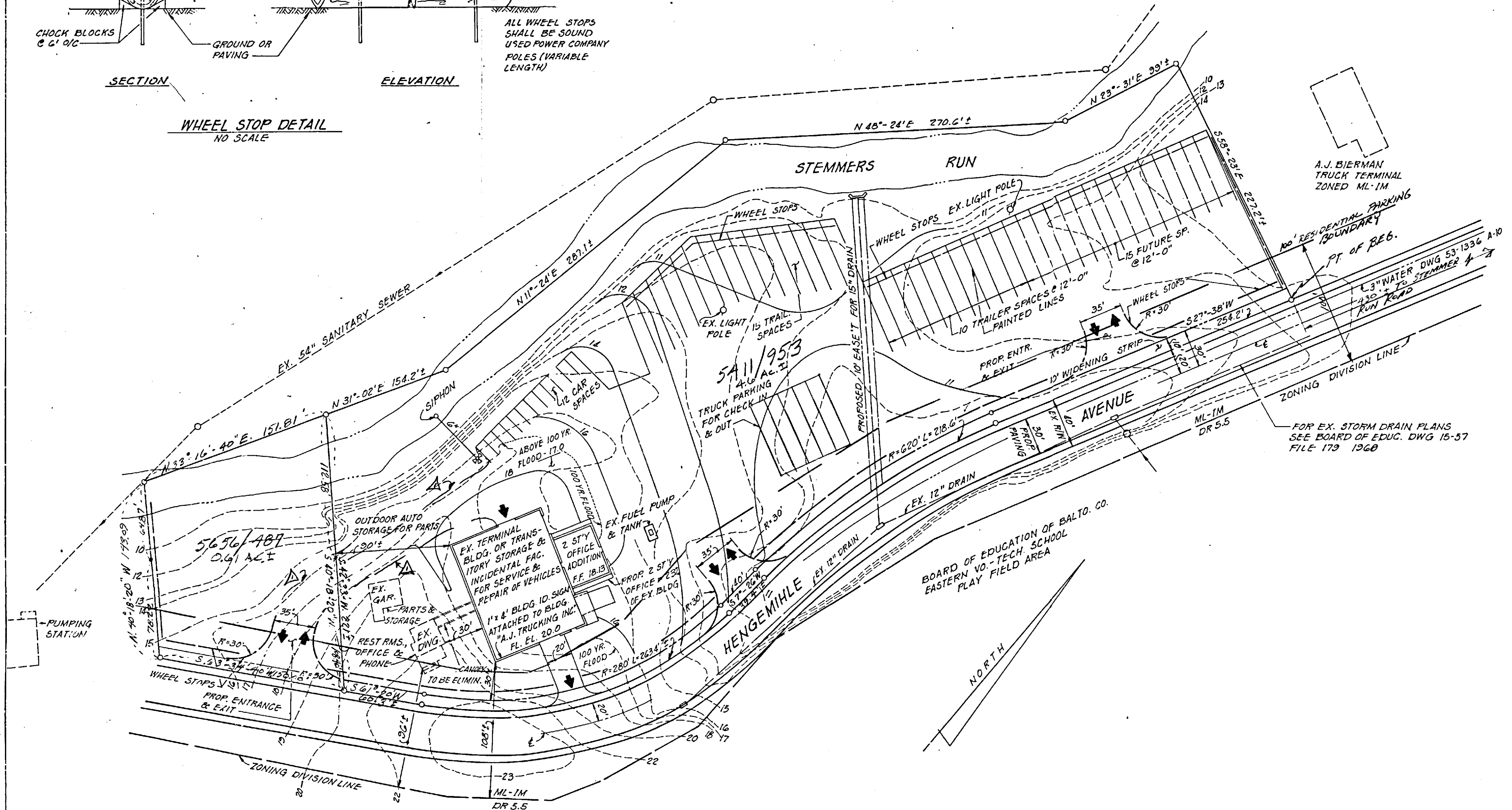
SIGNATURE (P.E.)

WILLIAM M. BAFIS, P.E.

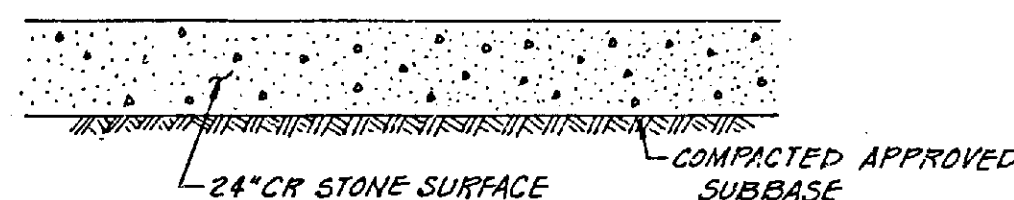
WHEEL STOP DETAIL
NO SCALE



ALL WHEEL STOPS
SHALL BE SOUND
USED POWER COMPANY
POLES (VARIABLE
LENGTH)



PAVING DATA: 21'-0" CRUSHER RUN STONE SURFACE ON AN
APPROVED COMPACTED SUB BASE. SUB BASE
TO BE APPROVED BY A SOIL TESTING LAB AFTER
COMPLETION OF GRADING CONTRACT WITH DOUBLE
APPLICATION OF TAR & CHIP SURFACE COURSE.



TYPICAL PAVED SECTION
NO SCALE

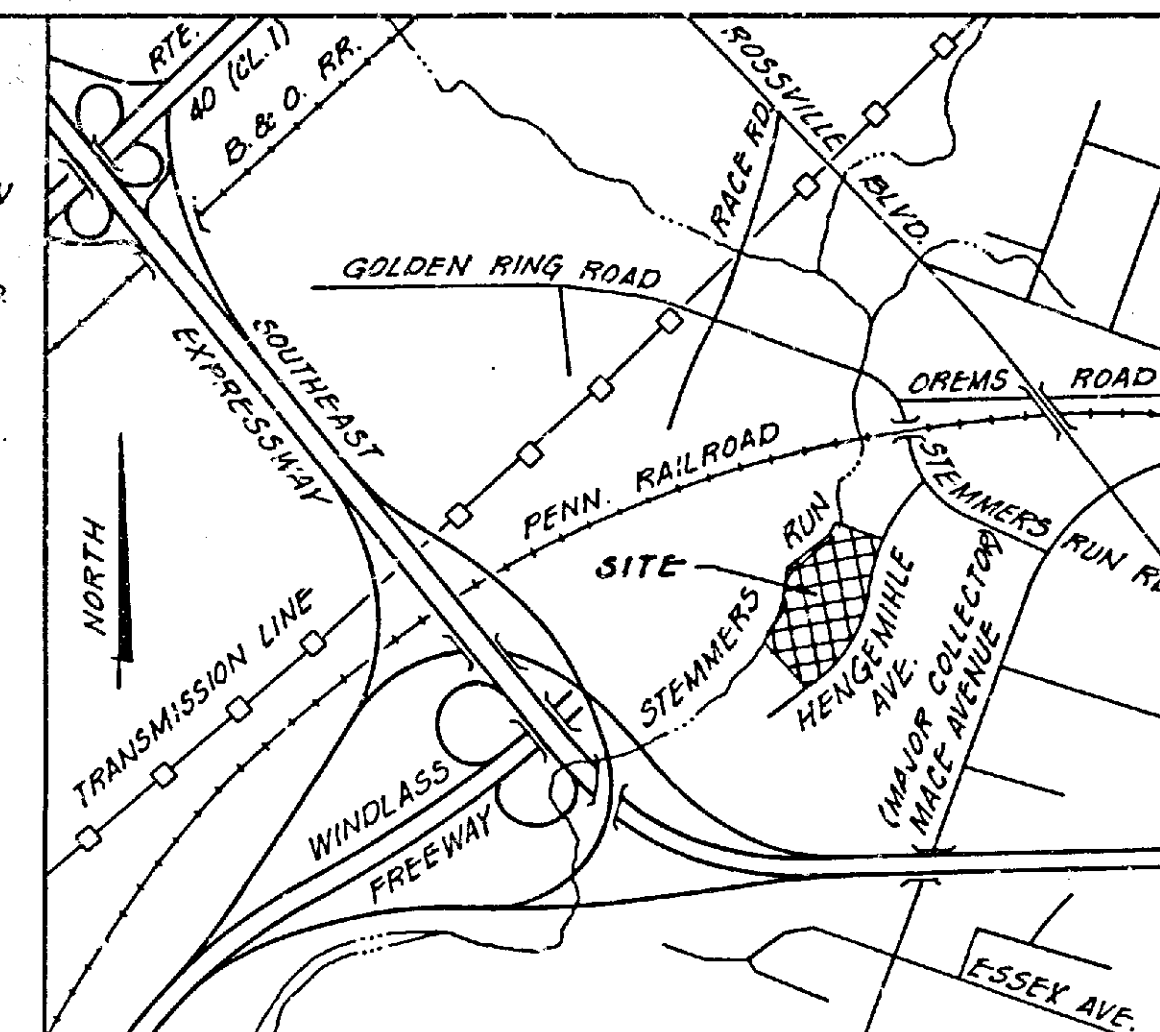
PAVING CERTIFICATION

I HEREBY CERTIFY THAT THE SPECIFICATIONS FOR THE PAVING SECTION, INCLUDING THE SUBBASE AND THE SOIL CONDITIONS RELATIVE TO THE SITE, ARE CAPABLE OF WITHSTANDING LOADS IMPOSED BY FULLY LOADED TRUCKS OF MAXIMUM GROSS WEIGHT OF 73,280 LBS.

SIGNATURE (P.E.)

SEAL

TRUCK ROUTE
NORTHEAST ON HENGEMIHLE TO
SOUTHEAST ON STEMMERS RUN
ROAD TO EITHER SOUTHWEST ON
MACE AVENUE TO EASTERN AVE.
OR NORTHEAST ON MACE AVE. TO
NORTHWEST ON ROSSVILLE BLVD.



LOCATION PLAN
SCALE: 1"=1000'

NOTE 'A':

Amendment of Site Plan approved March 3, 1978, Case No. 73-252-X as follows;

1. Variance and Plan Amendment for elimination of fence and screening, Section 410.3.B.5
2. Variance and Plan Amendment for elimination of curb and gutter with use of wheel stops, Section 410.3.B.7
3. Plan Amendment for placement of two (2) additional entrances. Section 410.3.A.1
4. Special Exception to add additional 0.61 Ac. parcel of land on western property edge. Section 253.2.A.6
5. Plan Amendment for elimination of canopy between existing dwelling and truck terminal building
6. Variance to create distance between buildings of 30' in lieu of required 60'. Sections 255.1 and 238.2
7. Plan Amendment to realign parking and storage areas. Section 410.3.B.3
8. Plan Amendment to add two (2) story office building. Section 253.1.A.33
9. Plan Amendment to revise time schedule for paving to be within one year of all necessary approvals. Section 410.1.B.1

NOTE:

BEARINGS AND DISTANCES FOR PROPERTY LINES
OBTAINED FROM DEED REF. Nos. 5656/487
AND 5411/953.

Parking Requirements, Section 409.2 b. (8)

No. of Employees = 6

Required Parking = 8 spaces

Provided Parking = 12 spaces

EXHIBIT 3

AMENDED SITE PLAN
CLASS I TRUCKING FACILITY
FOR
A. J. TRUCKING

*SPECIAL HEARING TO AMEND SITE PLAN, SPECIAL
EXCEPTION AND VARIANCES TO BALTIMORE COUNTY
ZONING REGULATIONS AS SET FORTH IN NOTE A ABOVE*

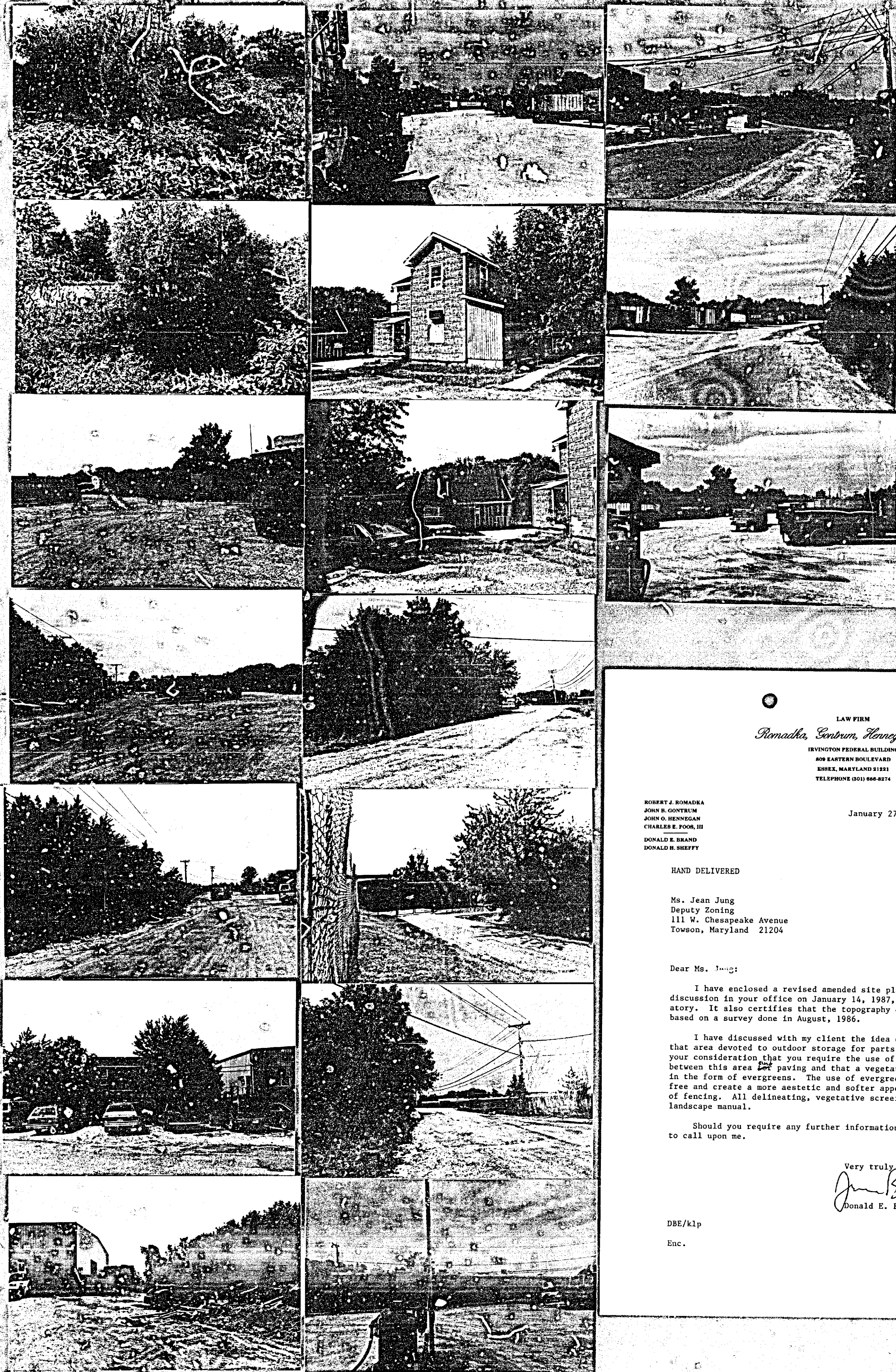
OWNER:
A.J. BIERMAN
8503 PHILADELPHIA ROAD
BALTIMORE, MARYLAND 21237
301-682-2262
15th ELECTION DISTRICT, BALTO. CO., MD.

ENGINEERS:
BAFITIS & ASSOCIATES
3482 DUNHAVEN ROAD
BALTIMORE, MD 21222
301-285-3212

SCALE: 1" = 50'

MAY 17, 1986
Aug. 19, 1986

△ REVISED ROAD ENTRANCE
TO EXISTING PARKING AREA



87-551 15 30 86

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon
Zoning Commissioner

FROM: Ian J. Forrest
Zoning Petition 87-59-XSPA

SUBJECT: A.J. Bierman Property

Date: August 18, 1986

This memo supercedes previous Health Department comments dated June 30, 1986, in which the Department expressed concerns regarding the existence of Alluvial Wetlands adjacent to Stemmers Run. At the Section. The site inspection confirmed that a portion of those wetlands had been filled at some time in the past. In accordance with the Water Quality Management Policy (February, 1986) the following conditions should be adhered to:

1. No fill should be placed in those remaining wetlands.
2. All existing vegetation adjacent to the stream should remain undisturbed.

In addition the Health Department concurs with those comments addressed in the memo from the Office of Planning and Zoning dated August 15, 1986.

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF:gc

RECEIVED
AUG 19 1986
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

RECEIVED
AUG 15 1986

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon
Zoning Commissioner

FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning

SUBJECT: Zoning Petition 87-59-XSPA
A.J. Bierman Property

This memo supercedes my memo dated July 25, 1986, in which the agency expressed concerns regarding the conditions presently existing on site. If the stipulations listed below are made part of any order, the concerns expressed will be mitigated.

1. All miscellaneous debris presently located on the site is to be removed to a suitable landfill disposal site and the site is to be kept free of such debris in the future.
2. A low profile perimeter dike is to be maintained along the edge of the parking lot where it borders Stemmers Run, if necessary, to prevent any runoff from the parking lot from flowing directly into Stemmers Run.
3. All existing vegetation adjacent to stream is to be maintained.
4. All pollutants, such as oil, utilized as part of the trucking operation shall be properly disposed of at an acceptable off-site location.
5. No fill material will be placed in the floodplain of Stemmers Run. The delineation of the floodplain to be determined by Baltimore County Bureau of Engineering either by approving petitioner's study or certification based on existing floodplain study.
6. All applicable standards contained in the Baltimore County Landscape Manual will be satisfied.

Norman E. Gerber, AICP
Norman E. Gerber, AICP
Director

NEG:JGH:slm

CPS-008

LAW FIRM

Romadka, Gontrom, Hennegan & Foss

IRVINGTON FEDERAL BUILDING
809 EASTERN BOULEVARD
ESSEX, MARYLAND 21221
TELEPHONE (301) 866-8274

JAN 28 1987

ZONING OFFICE

Robert J. Romadka
John B. Gontrom
John O. Hennegan
Charles E. Foss, III
Donald E. Brand
Donald H. Sheffy

January 27, 1987

HAND DELIVERED

Ms. Jean Jung
Deputy Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Jung:

I have enclosed a revised amended site plan in conformance with our discussion in your office on January 14, 1987, which plan is self-explanatory. It also certifies that the topography of the 0.160 area tract was based on a survey done in August, 1986.

I have discussed with my client the idea of placing a boundary around that area devoted to outdoor storage for parts. It is recommended for your consideration that you require the use of telephone poles to delineate between this area and that a vegetated buffer be used elsewhere in the form of evergreens. The use of evergreens would be maintenance free and create a more aesthetic and softer appearance to the site in lieu of fencing. All delineating, vegetative screening would comply with the landscape manual.

Should you require any further information please do not hesitate to call upon me.

Very truly yours,
Donald E. Brand

DBE:klp
Enc.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 24, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 449 - Case No. 87-59-XSPA
Petitioner: A. J. Bierman
Petitions for Zoning Variance, Special Hearing and Special Exception

Dear Mr. Brand:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Bafitis & Associates
3482 Dunhaven Road
Baltimore, Maryland 21222

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Zoning Advisory Meeting of JUNE 17, 1986
Item # 449
Petitioner: A.J. BIERMAN
Location: NW/4 of HENGENHILL AVE.,
430' SW of STEMMESS RUN RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes forwarded by the Bureau of Public Services.
- () This site is part of a larger tract. Therefore it is defined as a subdivision. The plan must show the entire tract, to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-53 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by Bill 193-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a 100' level intersection as defined by Bill 192-79. The conditions of the Bill are not met. The deficient service is _____.
- () Additional comments: _____

SECTION VI A.3 OF THE BALTIMORE COUNTY LANDSCAPE MANUAL STATES THAT IN COMMERCIAL, OFFICE AND INDUSTRIAL ZONES, LANDSCAPING SHALL BE REQUIRED THAT THE PORTION OF THE SITE IMPACTED CORRESPOND TO THE STANDARDS IN THIS MANUAL.

Enclosure: 1
Current Planning and Development

CC: James Dyer

June 24, 1987



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 1, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 449 -ZAC- Meeting of June 17, 1986
Property Owner: A. J. Bierman
Location: NW/4 Hengemihle Ave., 430 feet SW of Stemmers Run Rd.
M.L. - I.M.
Special Exception to add additional parcel of land to site plan approved in Case No. 73-252-X and a Special Hearing to approve an Amendment to site plan approved March 3, 1987, Case No. 73-252-X, to revise the trailer parking layout, eliminate the fence and screening, eliminate curb and gutter with use of wheel stops, place two additional entrances, eliminate the canopy between the existing dwelling and truck terminal building, to add a two story office building, to revise the time schedule for paving to be completed within one year of all necessary approvals, and to include the use of an additional 0.61 acre parcel and a Variance for elimination of fencing and screening for use of wheel stops in lieu of curb and gutter and for distance between buildings of 30 feet in lieu of required 60 feet
Acres: 5.21 acres
District: 15 Election District

Dear Mr. Jablon:

Please see CRG comments.

8/1/86
8/1/86
Jacked to Mike Hengemihle - very truly yours,
He can't find anything
confirming this to CRG.
Michael S. Planigan
Traffic Engineer Associate II

MSF:jt This is not CRG - 8/1/86
as per Mike Hengemihle

Zoning Item # 449 Zoning Advisory Committee Meeting of 6/17/86
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and soil wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
() The results are valid until
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others: According to the Baltimore County Soil Survey
Alluvial soils exist on site, adjacent to Stemmers Run.
Petitioner should be advised that these soils are
protected under the Water Quality Policy (Feb 1986).
Development in any wetland soil types may be
restricted.
For more information contact Mr. Rocky Powell
Waste & Water Quality Management at 494-3768

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

July 24, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 449 Zoning Advisory Committee Meeting are as follows:

Property Owner: A. J. Bierman
Location: NW/4 Hengemihle Avenue, 430 feet SW of Stemmers Run Road
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

- (2) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- (2) A building and other miscellaneous permits shall be required before the start of any construction.
- (2) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (2) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (2) All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- (2) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- (2) The requested variance appears to conflict with Section 516.2 of the Baltimore County Building Code. New construction in floodplains is not permitted. A careful review should be made to assure new construction is not in the flood plain.
- (2) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use Group 100 to Use Group 100 or to Mixed Use. See Section 516 of the Building Code.
- (2) The proposed project appears to be located in a Flood Plain, V10A1/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill 417-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (2) Comments: Although not specifically noted in the building code the existing fuel tanks could be a floating fire problem if not secured against flotation during times of flooding.

(2) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Charles E. Brand
Building Plans Service

4/22/86



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

June 24, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: A. J. Bierman

Location: NW/4 Hengemihle Avenue, 430' SW of Stemmers Run Road

Item No.: 449

Zoning Agenda Meeting of 6/17/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 449, Zoning Advisory Committee Meeting of June 17, 1986

Property Owner: A. J. Bierman

Location: NW/4 Hengemihle Ave, 430ft SW of Stemmers Run Rd District 15th

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1032 (1)

LAW FIRM

Romanish, Gensum, Konegan & Fox

GERMANIA FEDERAL BUILDING
800 EASTERN BOULEVARD
SUITE 1100
TOWSON, MARYLAND 21204
TELEPHONE (301) 586-6374

ROBERT J. ROMANISH
JOHN S. GENSUM
JOHN O. KONEGAN
CHARLES E. FOX III
DONALD E. BRAND

July 15, 1986

Arnold Jablon, Zoning Commissioner
Baltimore County
Room 113
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception, Special Hearing and Zoning Variances
A.J. Bierman, Petitioner
Case No. 87-59-XSPHA
Date: August 19, 1986

Dear Mr. Jablon:

It would be appreciated if you would kindly reschedule the above matter. I am involved in a Circuit Court Case, Wantz Construction vs. Dixon, Case No. 85CG 2710, which is scheduled for trial for August 18 and 19. I am aware that we are responsible for posting the postponed stickers on the signs that are posted.

Thank you for your cooperation in this matter.

Very truly yours,

[Signature]
Donald E. Brand

DEB:kb

June 24, 1987